

The proposed application meets the requirements of RU1(s) Large Lot Housing with Secondary Suite follows:

Zoning Bylaw No. 8000		
CRITERIA	PROPOSAL	RU1(s) ZONE REQUIREMENTS (Suite within Principal Dwelling)
Subdivision Regulations		
Lot Area	580 m ²	550 m ²
Lot Width	17.2 m	16.5 m unless 15 m when access to rear lane; 17 m for corner lot
Lot Depth	33.77 m	30.0 m
Development Regulations		
Site Coverage (buildings)	31%	40%
Site Coverage (buildings/parking)	41.5 %	50%
Height (existing house)	2 storey	2 ½ storeys / 9.5 m
Floor Area of principal dwelling	403 m ²	
Floor Area of Secondary Suite / Size ratios	89 m ² / 22%	Lessor of 90 m ² or 40%
Front Yard	5.73 m	4.5 m
Side Yard (n)	2.34 m	2.3 m (2- 2 ½ storey)
Side Yard (s)	2.36 m	2.3 m (2- 2 ½ storey)
Rear Yard	9.73 m	7.5 m
Other Requirements		
Parking Stalls (#)	4 spaces	3 spaces
Private Open Space	meets requirements	30m ² per dwelling

3.1 Site Context

The subject property is located on the east side of Renshaw Road, in Rutland. More specifically, the adjacent land uses are as follows:

- North RU1 – Large Lot Housing - Residential
- East RU1 – Large Lot Housing
- South RU1 – Large Lot Housing
- West RU1 – Large Lot Housing

3.2 Site Location: 745 Renshaw Road



4.0 CURRENT DEVELOPMENT POLICY

The property is proposed to be zoned RU1(s) – Large Lot Housing with Secondary Suite. The purpose of this zone is to provide for single detached housing as a principal use, and compatible secondary uses.

4.1 Kelowna 2020 – Official Community Plan

The proposal is consistent with the future land use designation of Single/Two Unit Residential in the Official Community Plan. The Single/Two Unit Residential designation covers single detached homes for occupancy by one family, single detached homes with a secondary suite, semi-detached and detached buildings used for two dwelling units, and complementary uses.

5.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following relevant comments have been submitted:

5.1 Development Engineering

See attached.

5.2 Building and Permitting

Separate building permit required for suite, must meet requirements of BCBC 2006.

5.3 Fire Department

Requirements of Section 9.36, Secondary Suites, of the BCBC 2006 are to be met. Fire separations per BCBC 2006. Address for the suite is to be visible from Renshaw Rd.

5.4 Bylaw Services

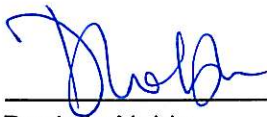
City Bylaws has had one complaint at this location as follows:

Service Request #141662 - Zoning / Illegal Suite - generated on April 14, 2009 and still remaining active.

6.0 LAND USE MANAGEMENT COMMENTS

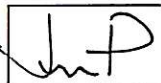
The Land Use Management Department notes that policies within the Official Community Plan support the sensitive integration of infill of existing neighbourhoods, where services are already in place and densification can easily be accommodated. This proposal allows for more efficient use of the subject property and helps to diversify the housing supply in the area. A separate BP will be required for the suite to ensure compliance with the BC Building Code.

Currently there is a covenant on this property permitting only one single family residential dwelling on the subject property. As part of this application this covenant will need to be discharged by the applicant.



Danielle Noble
Urban Land Use Manager

Approved for Inclusion



~~F~~ Shelley Gambacort
Director of Land Use Management

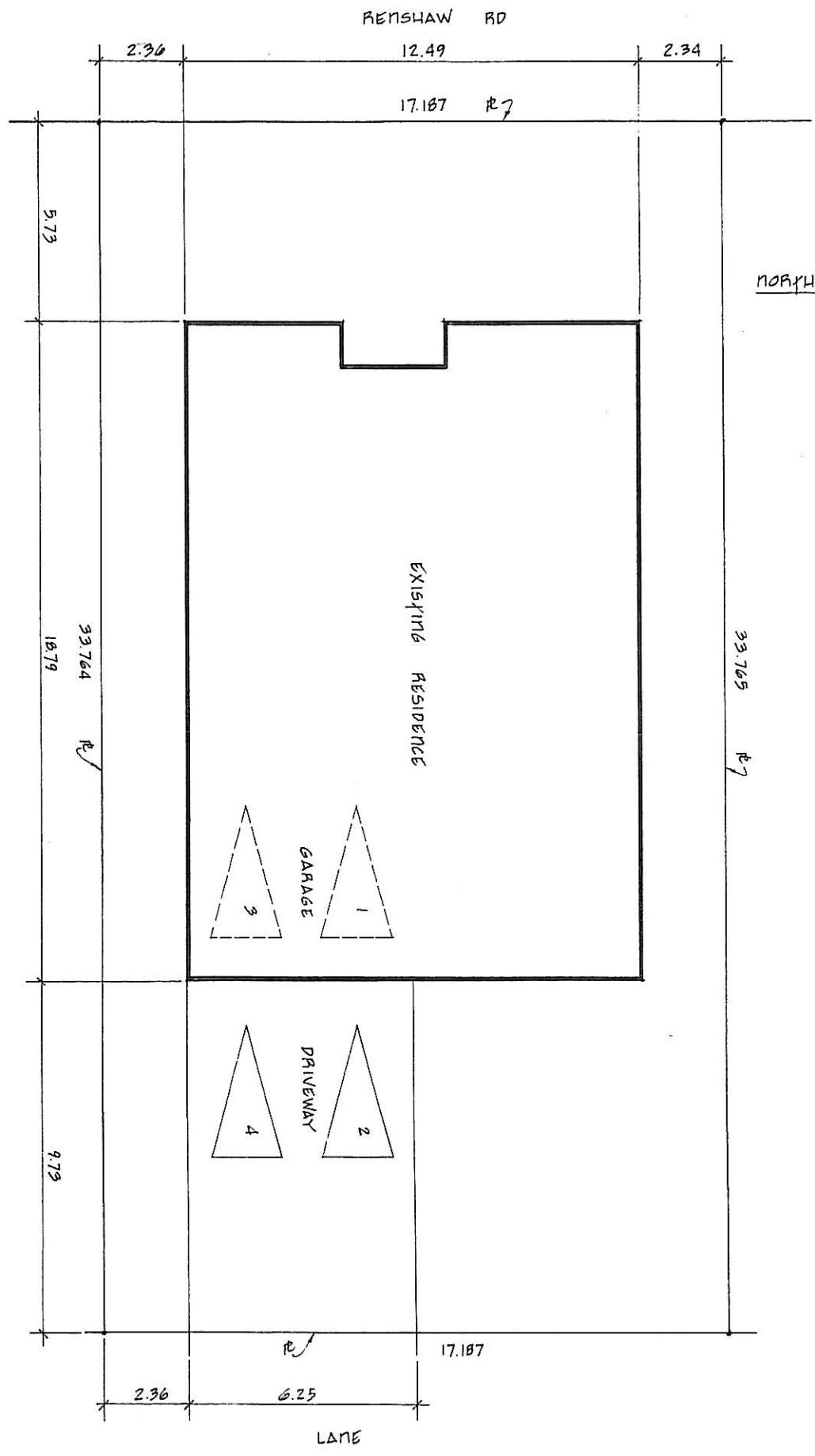
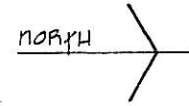
Bcd

ATTACHMENTS

- Location of subject property
- Site Plan
- Elevation drawings
- Suite Floor Plan
- Development Engineering Comments



PLAN - MAP 76112
PL - 143 ODTD



axel hilmer
Land Use Planning Consulting Services
Ph 860-7526 204-1823 Harvey Ave Kelowna

Project: 745 - RENSHAW RD

SITE PLAN

Scale : 1:100
Date : JUNE '09
Drawn By : AH

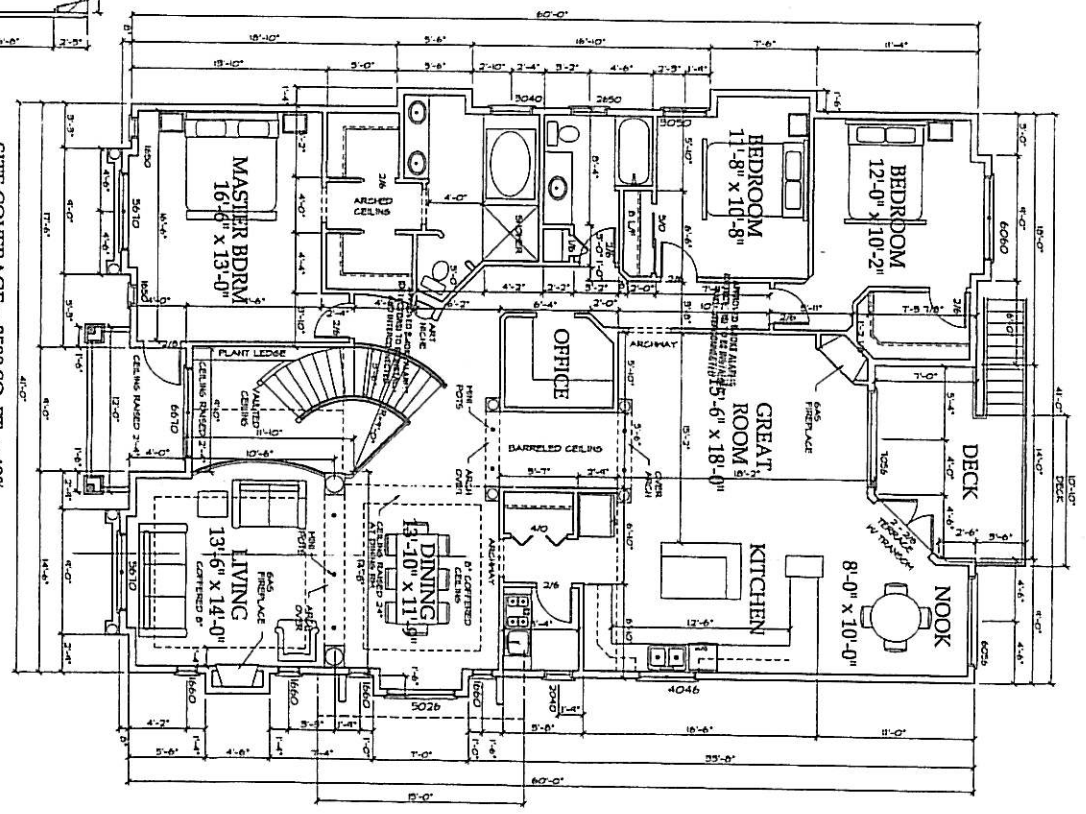
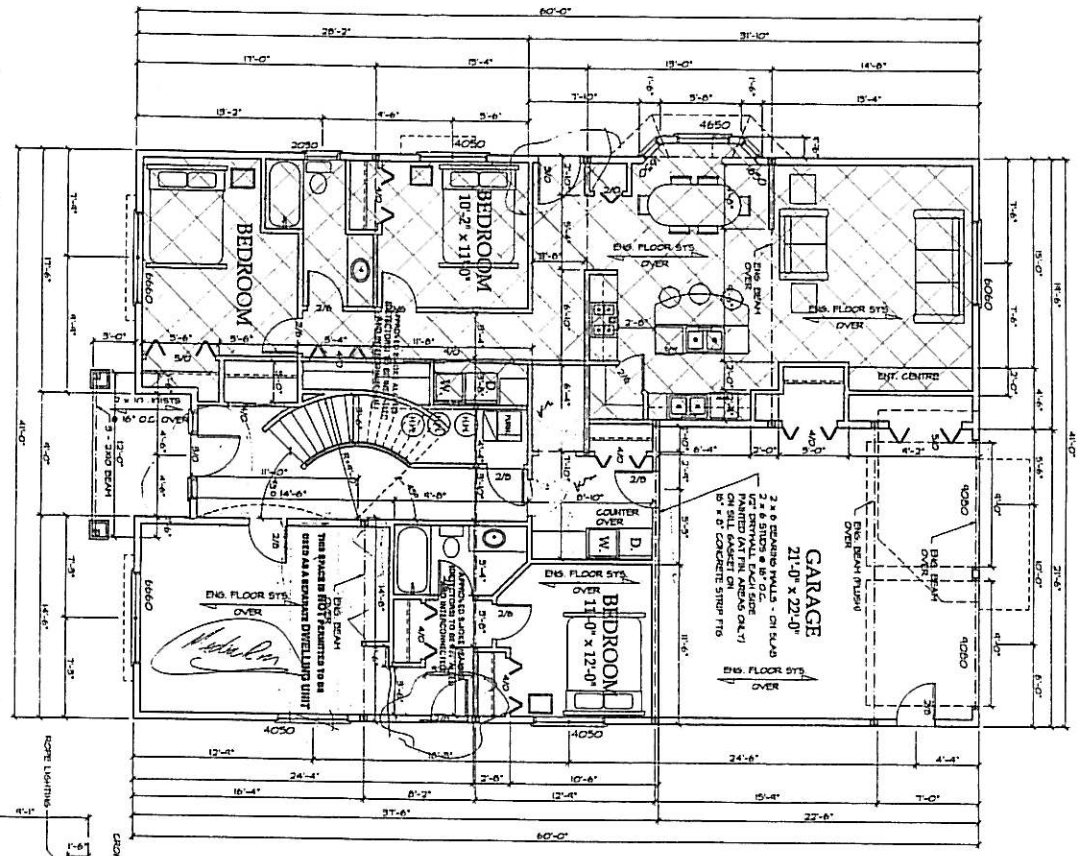
-SECONDARY SUITE
- 956 sq ft (89 m²)

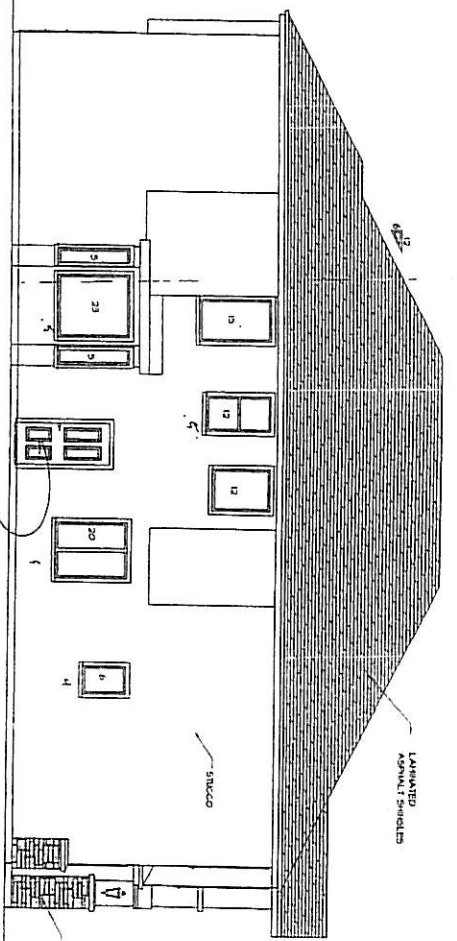
LOWER (GROUND) FL - 1956 sq ft (182 m²)

10,100 FL AREA - 4338 sq ft (403 m²)

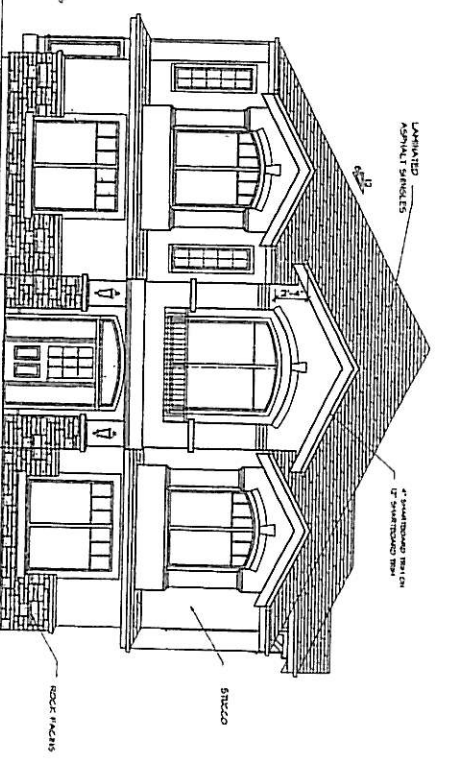
DETAIL AT
BARRELED CEILING

SITE COVERAGE = 2500 SQ. FT. = 40%
UPPER FLOOR AREA = 2380 SQ. FT. (221 m²)



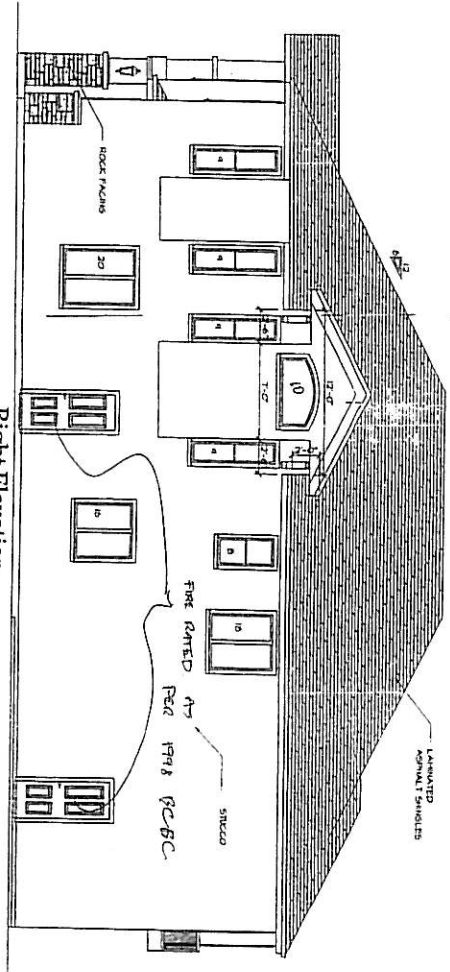


Left Elevation
440 SQ. FT. UNRESTRICTED OPENINGS

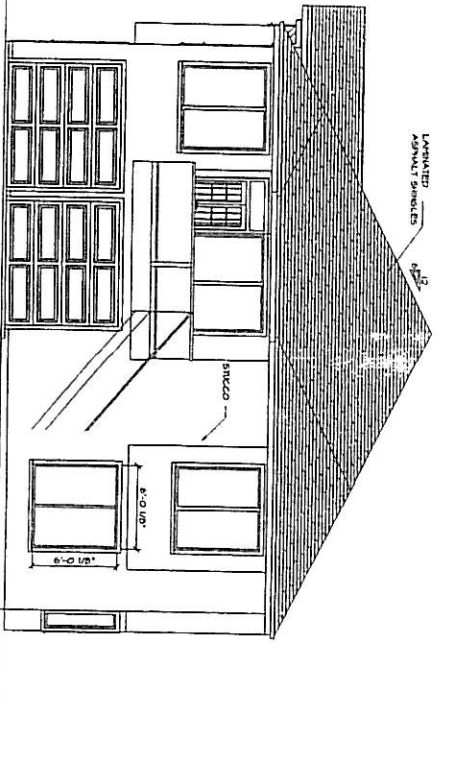


Front Elevation

RENDERED BY CITY OF ALABAMA INSPECTOR SERVICES
DATE: 1/25/06
PROJECT: 30025
DRAWING: EXTERIOR ELEVATIONS
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS



Right Elevation
440 SQ. FT. UNRESTRICTED OPENINGS



Rear Elevation

LISTING EMPANACE CALCULATIONS
23% REDUCTION
1778 SQ. FT. TOTAL AREA + FACTOR OF 0.86 = LEFT AND RIGHT ELEVATIONS
1538 SQ. FT. RESTRICTED OPENINGS

<p>January 24th, 2006</p> <p>STEWART DESIGN GROUP</p>	
<p>Project: Mr. & Mrs. H. G. G. G.</p>	<p>Exterior Elevations</p>
<p>1</p>	



FRONT ELEV.



REAR ELEV



REAR & RIGHT ELEV.



FRONT & LEFT ELEV.

CITY OF KELOWNA

MEMORANDUM

Date: July 15, 2009
File No.: Z09-0036
To: Planning & Development Services Department (BD)
From: Development Engineer Manager (SM)
Subject: 745 Renshaw Road. – Lot 3, Plan 76112, Sec. 27, Twp. 26, ODYD

Development Engineering Services comments and requirements regarding this application to rezone from RU1 to RU1s are as follows:

1. Subdivision
Provide easements as required
2. Sanitary Sewer.
The subject property is serviced by the Municipal wastewater collection system. There are no additional charges for a suite within an existing dwelling.
3. Domestic Water.
The subject property is located within the Black Mountain Irrigation District (BMID). All charges and fees must be paid directly to BMID.
4. Parking.
Parking is provided by the ineffective but acceptable stacking method.

This application does not trigger any servicing requirements.

Steve Muenz, P.Eng.
Development Engineering Manager

BB